Property ID:	R37742

Property Information

property address: <u>715 S TEXAS AVE</u>

legal description: <u>PHILLIPS, BLOCK 25, LOT 4A PER REPLAT, JUST BRAKES</u>

owner name/address: <u>NEELY, LESTER</u>

<u>PO BOX 1594</u>

<u>LA GRANDE, OR 97850-6594</u>

full business name: <u>Just Brakes</u>

land use category: <u>Comm. Ret.</u>   type of business: <u>Brake Repair</u>

current zoning: <u>C3</u>   occupancy status: <u>Occupied</u>

lot area (square feet): <u>23850</u>   frontage along Texas Avenue (feet): <u>261</u>

lot depth (feet): <u>176</u>   sq. footage of building: <u>3000</u>

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: <u>1</u>   building height (feet): <u>15</u>   # of stories: <u>1</u>

type of buildings (specify): <u>Metal</u>

building/site condition: <u>5</u>

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: <u>1987</u>   accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no   sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) _____

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no   ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: <u>1</u>   type/material of sign: <u>Electric</u>

overall condition (specify): <u>Good</u>

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no   parking spaces striped: ☒ yes ☐ no   # of available off-street spaces: <u>9</u>

lot type: ☒ asphalt ☒ concrete ☐ other _____

space sizes: _____   sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: <u>Good / Asphalt Deteriorating)</u>

end islands or bay dividers: ☐ yes ☒ no: landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _1_ curb types: ☑ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☑ yes ☐ no

if yes, which ones: _NEAREST 32ⁿᵈ_

meet adjacent separation requirements: ☐ yes ☑ no   meet opposite separation requirements: ☐ yes ☑ no

Landscaping

☐ yes ☑ no   (if none is present) is there room for landscaping on the property?   ☑ yes ☐ no

comments: _____

Outside Storage

☐ yes ☑ no (specify) _____
                        (Type of merchandise/material/equipment stored)

dumpsters present: ☑ yes ☐ no   are dumpsters enclosed: ☐ yes ☑ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☑ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   ☐ yes   ☐ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes ☐ no
    N/A

Other Comments:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____